

Request for Development Proposal

September 12, 2007

County of Erie
Department of Environment and Planning
95 Franklin Street
Buffalo, New York 14202

Development Proposals for Sturgeon Point Bluffs

1. Overview and Background

The County of Erie owns through foreclosure, vacant property (SBL 205.03-1-16.1) located in the Town of Evans. The site is approximately 53 acres and has approximately 950 feet of lake frontage. The public will retain ownership of a 75 foot setback along the lake frontage for public access. There is over 7,000 feet of road frontage. The site with lake frontage is divided by Sturgeon Point Road and bordered by Larkin Rd. and is southeast of but not adjacent to Beechwood Road. Interested parties may request a parcel map from the Department of Environment and Planning.

The site is adjacent to the Sturgeon Point Marina. The Town of Evans has started the development process to increase the size and number of slips available at the Marina by as much as 50%. A subdivision of the parcel may be considered for development purposes.

2. Redevelopment Goals

It is the intent of the County of Erie to see this property redeveloped for recreational, residential and commercial use with a strong public access component. Successful responses should include all four aspects of these uses in a proposed development plan.

3. Evaluation of Proposals

Proposals will be evaluated on a combination of factors including:

- a. Investment in aforementioned uses and the potential public sector revenues to be generated by this investment.

- b. Investment in property by new owner. Investment could include new buildings and facilities.
- c. Numbers of residential properties and the ability to serve a wide range of income and market segments.
- d. Number of new jobs to be created on the site.
- e. Types of jobs and wages to be paid to new employees.
- f. Purchase Price offer.
- g. Ability of company to carry out its development and investment plans within one year of purchase.

4. Submission of Proposals

Six copies of the proposal including any attachments or supporting materials should be submitted to:

Andrew M. Eszak, AICP
Commissioner
County of Erie
Department of Environment and Planning
Rath Building
95 Franklin Street – Room 1012
Buffalo, NY 14202

The deadline for submission is 4:00 pm on October 12, 2007.

An on-site visit will be held at the Sturgeon Point Marina on September 26th at 3 PM

5. Selection Process

A review team from the County of Erie and the Town of Evans will review the proposals, short list the proposals for interviews and make a final recommendation. The Erie County Executive and the Erie County Legislature will have a final authority to approve any property sale and development plan.

6. Contact

For additional information please contact:

Joseph Maciejewski, Director of Real Property 858-8320
or
Kenneth Swanekamp, Office of Economic Development, 858-6170